| 146.0 | 0006 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 776,300 / 776,300 |
| | | | | | USE VALUE: | 776,300 / 776,300 |
| | | | | | ASSESSED: | 776,300 / 776,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 159 | | NEWPORT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | SCHILLER JEFFREY I---ETAL | |
| Owner 2: | WALRATH KAREN E | |
| Owner 3: | | |
| Street 1: | 159 NEWPORT STREET | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02476 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Clapboard Exterior and 1681 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4011.000 | 343,700 | 300 | 432,300 | 776,300 |
| Total Card | 0.092 | 343,700 | 300 | 432,300 | 776,300 |
| Total Parcel | 0.092 | 343,700 | 300 | 432,300 | 776,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.81 | /Parcel: 461.81

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 96381

**GIS Ref**

**GIS Ref**

**Insp Date** 01/31/18

!11468!

## PREVIOUS ASSESSMENT

Parcel ID: 146.0-0006-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 343,700 | 300 | 4,011. | 432,300 | 776,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 332,200 | 300 | 4,011. | 432,300 | 764,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 332,200 | 300 | 4,011. | 432,300 | 764,800 | 764,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 264,400 | 300 | 4,011. | 405,200 | 669,900 | 669,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 269,500 | 300 | 4,011. | 335,000 | 604,800 | 604,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 269,500 | 300 | 4,011. | 308,000 | 577,800 | 577,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 269,500 | 300 | 4,011. | 281,000 | 550,800 | 550,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 249,300 | 300 | 4,011. | 275,600 | 525,200 | 525,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 12:34:06 |

**LAST REV**

| Date | Time |
|---|---|
| 03/26/18 | 14:34:42 |

apro

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11468

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 19599-95 | | 1/1/1989 | | 205,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 96381 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/19/2011 | 1310 | Heat App | 12,500 | | | | | |
| 9/7/2011 | 1090 | Dormers | 147,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/31/2018 | Inspected | BS | Barbara S |
| 12/16/2017 | MEAS&NOTICE | HS | Hanne S |
| 5/2/2012 | Info Fm Prmt | BR | B Rossignol |
| 12/20/2008 | Meas/Inspect | 345 | PATRIOT |
| 1/22/2000 | Inspected | 197 | PATRIOT |
| 11/22/1999 | Measured | 153 | PATRIOT |
| 10/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4011 | | Sq. Ft. | Site | | 0 | 80. | 1.35 | 9 | | | | | | | | | 432,264 | | | | | | 432,300 | |

| Total AC/HA: | 0.09208 | Total SF/SM: | 4011 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 432,264 | Spl Credit | | Total: | 432,300 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1938 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G13 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.27462816 |
| Const Adj.: | 0.98843086 |
| Adj $ / SQ: | 138.587 |
| Other Features: | 89340 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 360323 |
| Depreciation: | 16575 |
| Depreciated Total: | 343748 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

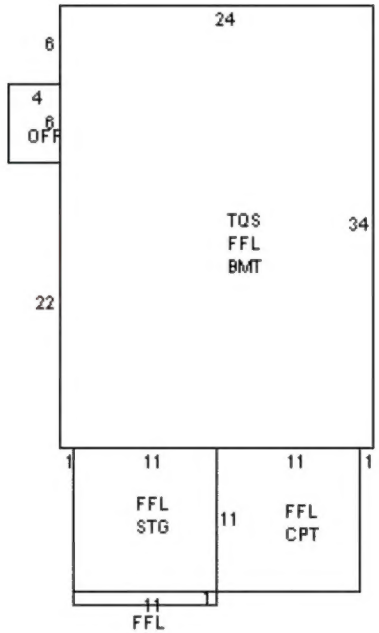
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 138.59 |
| Special Features: | 0 | Val/Su Net: | 124.39 |
| Final Total: | 343700 | Val/Su SzAd | 204.46 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,069 | 138.590 | 148,149 |
| BMT | Basement | 816 | 41.580 | 33,926 |
| TQS | 3/4 Story | 612 | 138.590 | 84,815 |
| CPT | Carport | 121 | 17.620 | 2,133 |
| STG | Storage | 121 | 7.560 | 915 |
| OFP | Open Porch | 24 | 43.490 | 1,044 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,763 | | | Total: | 270,982 |
| Size Ad | 1681 | Gross Area | 2967 | FinArea | 1681 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

146.0-0006-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 8X10 | A | AV | 1955 | 6.00 | T | 40.8 | 101 | | | 300 | | | 300 |

| More: | N | Total Yard Items: | 300 | Total Special Featues: | | Total: | 300 |
|---|---|---|---|---|---|---|---|